



**1a WAKELINS END, COOKHAM**  
**PRICE: £699,950 FREEHOLD**

**am** ANDREW  
MILSOM



**1a WAKELINS END  
COOKHAM  
BERKS SL6 9TQ**

**PRICE: £699,950 FREEHOLD**

A modern three bedroom detached home with private garden situated in an extremely convenient location within a short walk of village amenities.

**FRONT, REAR & SIDE GARDENS:  
THREE BEDROOMS – ONE WITH ENSUITE  
SHOWER ROOM: FAMILY SHOWER  
ROOM: THROUGH LIVING/DINING ROOM:  
KITCHEN: CLOAKROOM:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING: DETACHED GARAGE.  
NO ONWARD CHAIN.**

**TO BE SOLD:** 1A Wakelins End is a modern three bedroom detached home in good order throughout offering great potential for upgrading. The property has potential for enlargement, subject to usual consents and is located within a short walk of all local village amenities including primary school, doctors, food store, pharmacy, cafes and the Cookham branch line railway station with services to Maidenhead main line station and onward fast services to Central London via the Elizabeth. For the motorist, the M4 and M40 motorways are easily accessible. The accommodation comprises:

Composite double glazed leaded light front door and outside light to **ENTRANCE PORCH** double glazed side window, quarry tiled floor, electric heater, cloaks cupboard and glass panel door to

**HALLWAY** stairs to First Floor with cupboard under, radiator.

**CLOAKROOM** pedestal basin, low w.c., radiator, extractor fan and downlight.



**THROUGH LIVING/DINING ROOM** double aspect with large double glazed window to front and double glazed casement doors to rear, fireplace with gas coal effect fire sat on brick hearth, coved ceiling, two radiators, serving hatch to



**KITCHEN** range of white fronted wall and floor units comprising cupboards and drawers with granite effect work top over, forming peninsular unit, plumbing for washing machine and dishwasher, stainless steel one and a half bowl sink

unit, built in stack of double oven and built in gas hob with extractor hood, built in fridge freezer, wall mount Worcester gas central heating boiler with surface over and double glazed door to outside, part tiled walls and tiled floor.

**FIRST FLOOR**

**LANDING** double glazed window, downlights.

**BEDROOM ONE** double glazed window to front, radiator, built in wardrobe.



**ENSUITE SHOWER ROOM** wash basin, low w.c., tiled shower cubicle, double glazing, extractor fan, chromium heated towel rail, tiled floor.

**BEDROOM TWO** built in wardrobe, double glazed window, radiator, coved ceiling.

**BEDROOM THREE** double glazed window, radiator.



**SHOWER ROOM** fully tiled walls and floor with wash basin in vanity cupboard unit, shower cubicle, low w.c., double glazed window, extractor fan and airing cupboard with hot water cylinder.

#### OUTSIDE



**TO THE REAR** is a garden with block paving patio and lawn with flower and shrub beds extending round to the **SIDE GARDEN** with hedging and storage unit – both offering a high degree of privacy.

**DETACHED GARAGE** to the rear of the garden with driveway parking out onto Grange Road. Double glazed window, pedestrian door, up and over door.



**TO THE FRONT** the garden has a block paving pathway, low brick walling, hedging, area of lawn and shrub beds.

**AC000035760525      EPC BAND: E**

**COUNCIL TAX BAND: F**

**VIEWING:** Please contact our Cookham office [cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk) or 01628 531 222.

**DIRECTIONS:** from our office in Station Parade turn left onto Station Hill crossing over the railway and turn right into Grange Road. Wakelins End is a short distance on the left hand side where number 1a is on the corner of Wakelins End and Grange Road.

#### **MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712.

[allan.buckridge@thamesideassociates.co.uk](mailto:allan.buckridge@thamesideassociates.co.uk)

69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

***Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'***

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
Ground Floor = 46.9 sq m / 505 sq ft  
First Floor = 42.5 sq m / 457 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 104.1 sq m / 1,120 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.

© CJ Property Marketing Produced for Andrew Milsom